

# FOR LEASE

2 NEWTON DRIVE  
BLACKPOOL  
LANCASHIRE  
FY3 8BS

- PRIME COMMERCIAL UNIT FOR LEASE
- PREVIOUSLY TRADING AS A HAIRDRESSERS
- WOULD SUIT A VARIETY OF USES – SUBJECT TO LANDLORD AND PLANNING CONSENT
- HIGHLY VISIBLE CORNER POSITION ON THE JUNCTION OF WHITEGATE DRIVE / CHURCH STREET / DEVONSHIRE ROAD
- WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- VIEWINGS HIGHLY RECOMMENDED

RENT: **YEAR 1 INCENTIVE** - £10,400 EXC\*



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# NEWTON DRIVE, BLACKPOOL

## LOCATION

The property occupies a highly visible corner plot on the busy crossroads of Newton Drive / Devonshire Road / Church Street & Whitegate Drive. There are a range of local and national operators close by including the No.3 Pub, Citizens Advice Bureau, Estate Agents, retail stores and a bridal shop, to name just a few.

The location benefits from excellent transport links, and a wealth of passing trade.

## DESCRIPTION

This commercial premises boasts:

- Mainly ground floor and open plan trading space.
- First floor accommodation providing staff and storage space.
- Highly visible position
- Excellent signage and branding opportunities.
- Excellent window displays.
- Benefits from a wealth of passing pedestrian and vehicle trade.
- Previously used as a Hairdressers
- Would suit a variety of uses, subject to landlord and planning consent.
- Internal viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

Mainly ground floor and open plan trading space, plus store, Kitchen, WC with wash hand basin.

NIA: 1,160 sq ft

### FIRST FLOOR

Staff room/Kitchen, two additional rooms.

NIA: 400 sq ft

**TOTAL AREA: 1,560 sq ft**

## BUSINESS RATES

To be confirmed

## ADDITIONAL PHOTOS

Can be seen overleaf.

## LEASE DETAILS/ LEGAL FEES\*

The property is available by way of a new FRI lease with terms to be agreed. A reduced rent of £10,400 exc is available in year 1, rising to £11,700 exc from year 2 onwards. The ingoing tenant is responsible for the landlords legal fees. Quote to be provided.

## EPC

To be confirmed

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

Disclaimer: prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email:

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

### Disclaimer / Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

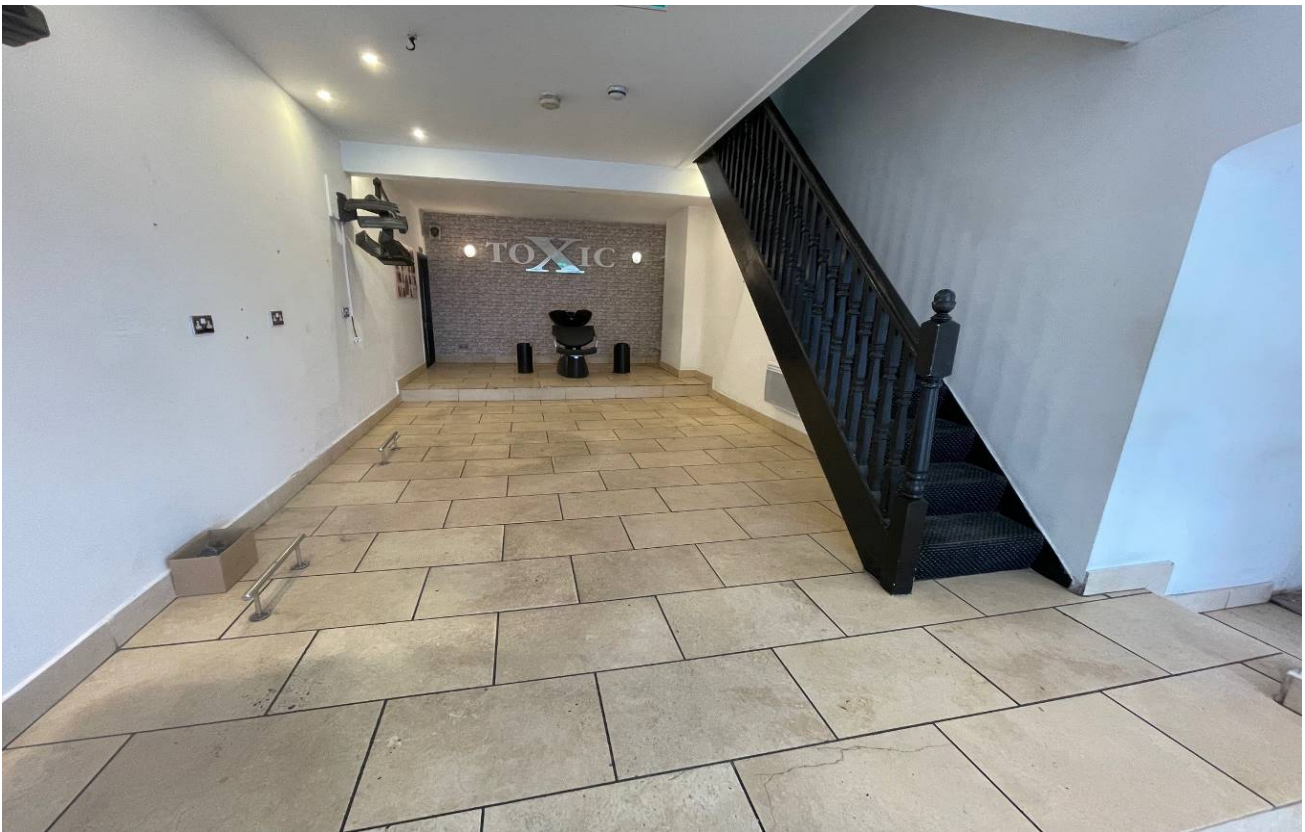
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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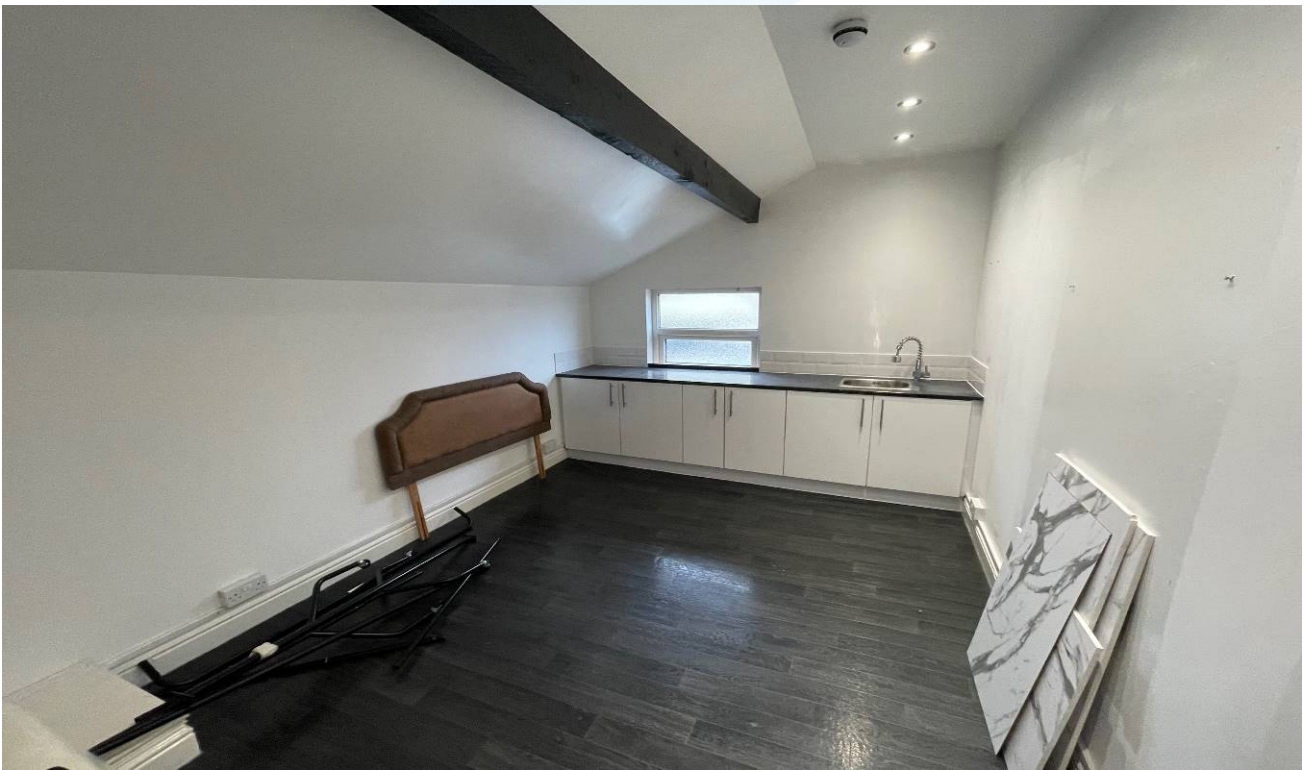
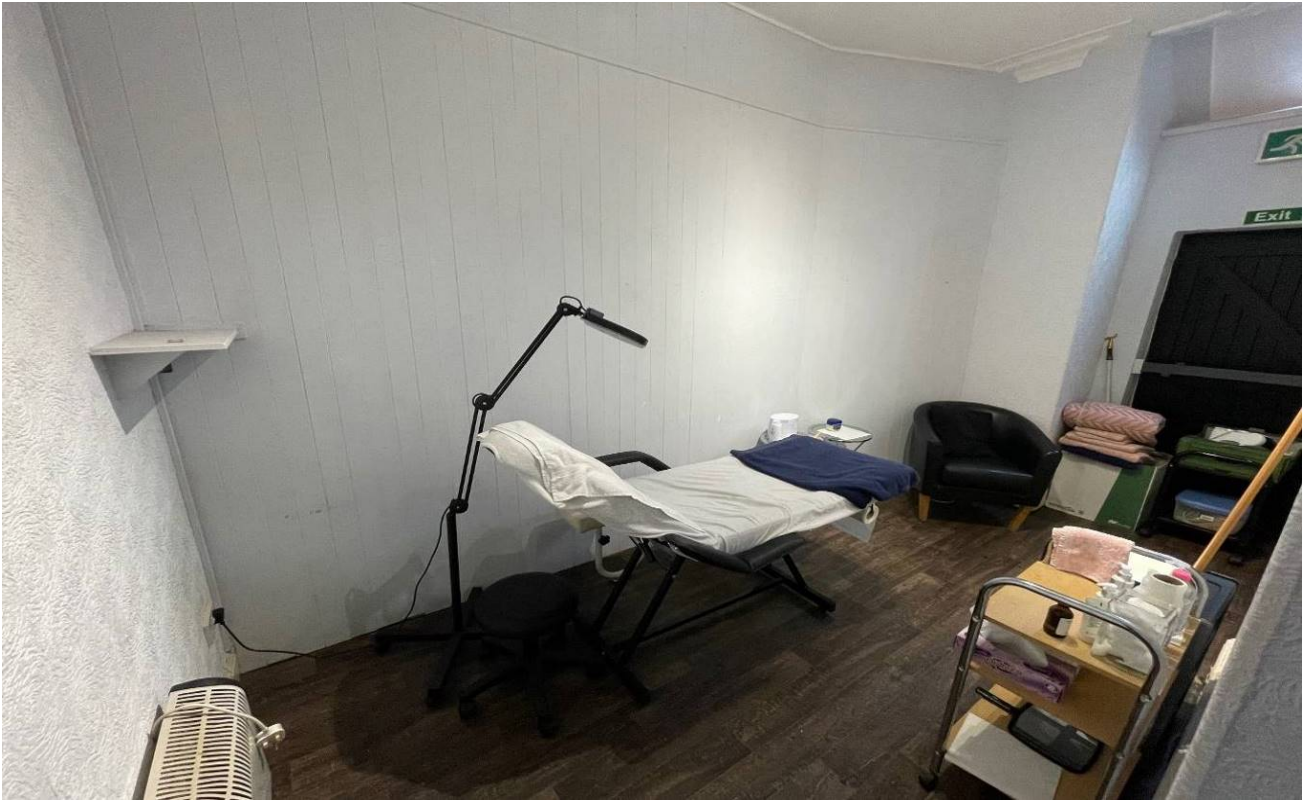


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